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50-17  
#1540

## WARRANTY DEED

Statutory Short Form

**NO TRANSFER  
TAX PAID****005760**

We, **Kenneth S. Ganza and Melissa R. Ganza** of Waterville, County of Kennebec, State of Maine, for consideration paid, grant and convey to **Mary Linda Casey, Robert A. Lucas, and Christopher T. Reynolds**, as Trustees of the James S. Reynolds Revocable Trust dated June 22, 1983, for the benefit of Melissa Anne Ganza pursuant to Article 9 of said trust, c/o Christopher T. Reynolds, 363 Devon Road, Valparaiso, Indiana 46385, with Warranty Covenants, the land described as follows:

Parcel One

A CERTAIN lot or parcel of land situate on Averill Terrace in Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

BEING Lots numbered twenty-four (24) and twenty-five (25) on plan entitled "Mount Merici Heights, Waterville, Maine," dated November 15, 1942, and recorded in Kennebec Registry of Deeds, Plan Book #14, Pages 15 and 16, to which plan reference is hereby made for further description, location, and dimensions of the lot hereby conveyed.

THE above described parcel of land is conveyed subject to certain restrictions and covenants numbered Section I to Section IX, both inclusive, as recited in a deed from Ursuline Vice-Provincialate Northeastern Vice-Province to Bernice Wyman dated November 28, 1956, and recorded in the Kennebec Registry of Deeds in Book 1069 Page 292, to which reference is made for a more particular description thereof.

Parcel Two

A CERTAIN lot or parcel of land situate on Mayflower Hill Drive in said Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

BEING Lots numbered fourteen (14) and fifteen (15), on plan entitled "Mount Merici Heights, Waterville, Maine," dated November 15, 1942, and recorded in Kennebec Registry of Deeds, Plan Book #14, Pages 15 and 16, to which plan reference is hereby made for further description, location, and dimensions of the lots hereby conveyed.

Reference is made to restrictions as recited in a warranty deed from Ursuline Vice-Provincialate Franco-American Vice Province to Bernice B. Wyman dated December 1, 1945, and recorded in the Kennebec Registry of Deeds in Book 923 Page 404, to which reference is made for a more particular description.

BEING the same premises described in a warranty deed from Antoinette Federle to Ken Ganza and Melissa Ganza dated October 20, 1998, and recorded in the Kennebec County Registry of Deeds in Book 5778 Page 247.

Kennebec Federal Savings and Loan Association joins in this conveyance to consent to this transfer and waives its rights to accelerate payment as provided in Paragraph 17 of the mortgage recorded at Book 5778 Page 249. This consent and waiver applies to this transfer only and the rights of Kennebec Federal Savings and Loan Association under Paragraph 17 of said mortgage shall apply to future transfers.

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WITNESS our hands and seals this 18<sup>th</sup> day of January, 1999

Signed, Sealed and Delivered  
in the presence of:

Kenneth S. Ganza  
Kenneth S. Ganza

Melissa R. Ganza  
Melissa R. Ganza

KENNEBEC FEDERAL SAVINGS AND  
LOAN ASSOCIATION

By Sharon L. Etscovitz  
Sharon L. Etscovitz, Its Vice President

STATE OF MAINE  
COUNTY OF KENNEBEC

Dated: January 18, 1999

Then personally appeared the above named Kenneth S. Ganza and Melissa R. Ganza and acknowledged the foregoing instrument to be their free act and deed.

Before me,

**PAMELA L. WESTMAN**  
**NOTARY PUBLIC, MAINE**  
**MY COMMISSION EXPIRES APRIL 9, 2005**

Pamela L. Westman  
Notary Public  
Print  
Name: \_\_\_\_\_



STATE OF MAINE  
COUNTY OF KENNEBEC

Dated: ~~July XXXX XXXX~~ January 20, 1999

Then personally appeared the above named Sharon L. Etscovitz, Vice President of Kennebec Federal Savings and Loan Association as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said bank.

Before me,

Marguerite L. Weymouth  
Notary Public  
Print  
Name: \_\_\_\_\_

**MARGUERITE L. WEYMOUTH**  
**NOTARY PUBLIC, MAINE**  
**MY COMMISSION EXPIRES FEBRUARY 22, 2005**



RECEIVED KENNEBEC SS.  
1999 FEB 26 AM 9:00

ATTEST: Thomas R. [Signature]  
REGISTER OF DEEDS